



Environmental Assessment South Karrow Subdivision

Date

November 24, 2020

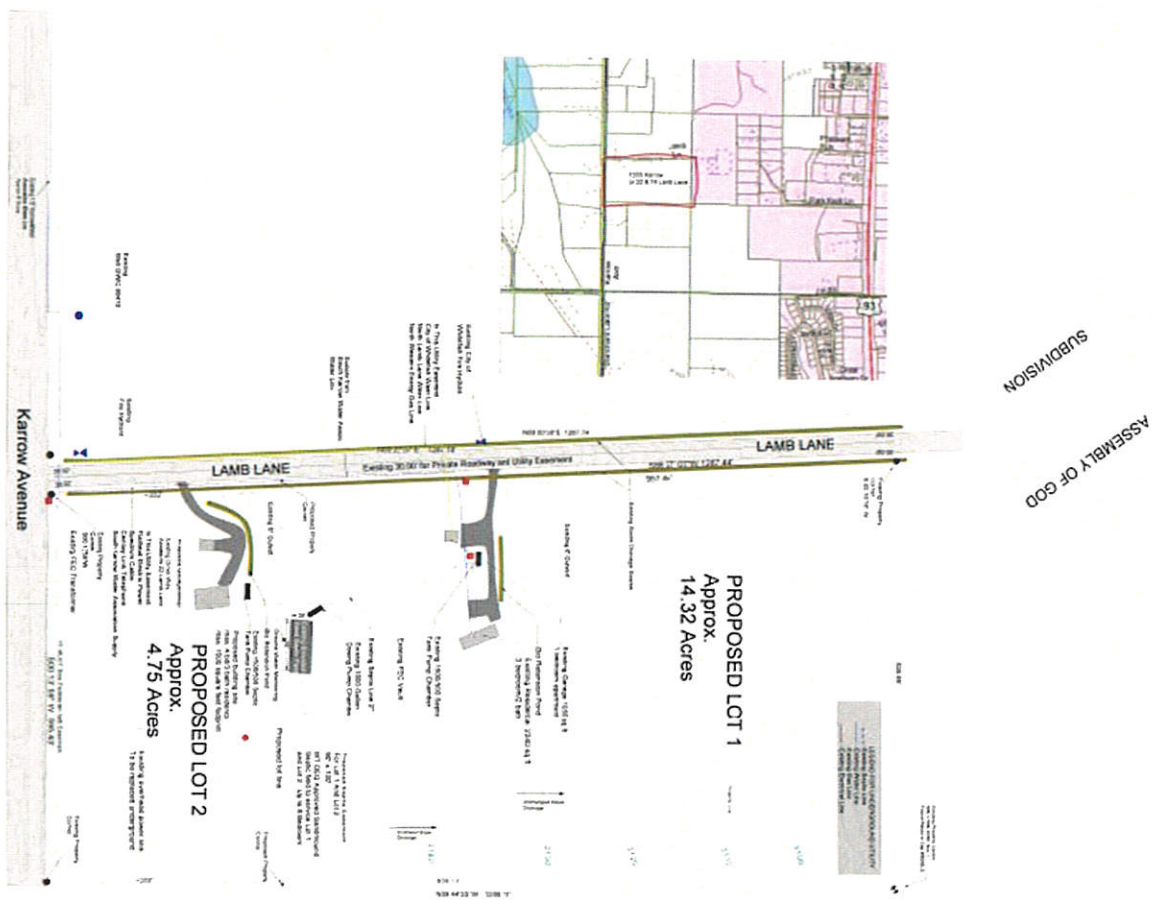
Prepared By

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FLATHEAD COUNTY, MONTANA SUBDIVISION REGULATIONS ENVIRONMENTAL ASSESSMENT

Residential Development: South Lamb Lane Subdivision
Consultant: A2Z Engineering PLLC



General Parcel Data

Owner: Karrow Properties LLC
Tract ID: 3022X01-AG2-1
Geocode: 07418401303200000

Address: 1555 Karrow Avenue, Whitefish MT
Assessor Number: 0473700
Approx Acres: 19.07

Water, Sewer, and Fire Data

Fire District: Rural Whitefish

Water & Sewer: Karrow South Water Association

Zoning Data

Neighborhood Plan: None

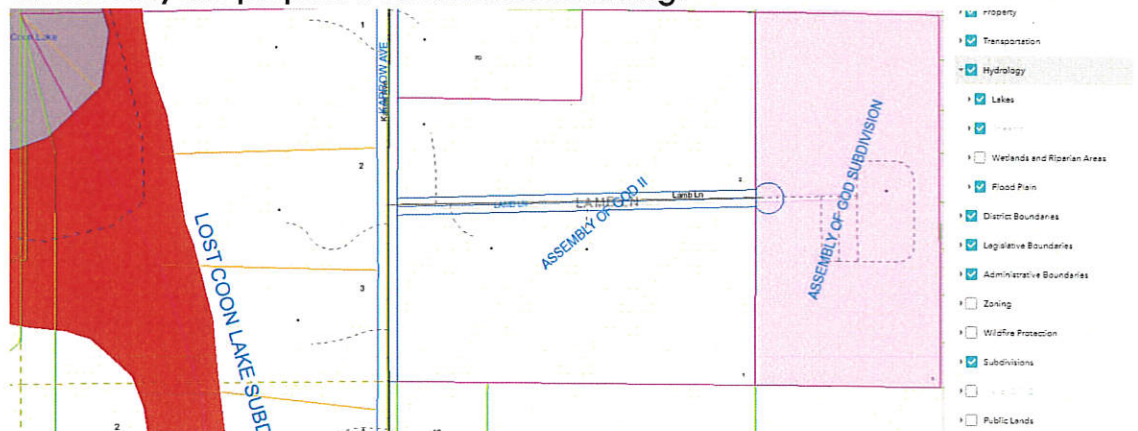
County Zone District: Whitefish Rural

County Zoning Use: R2.5

Section 1 — Resource Assessment

A. Surface Water:

- i. **Locate on the preliminary plat all surface water and the delineated 100 year floodplains which may affect or be affected by the proposed subdivision including:**



Flood Plain Map Flathead GIS

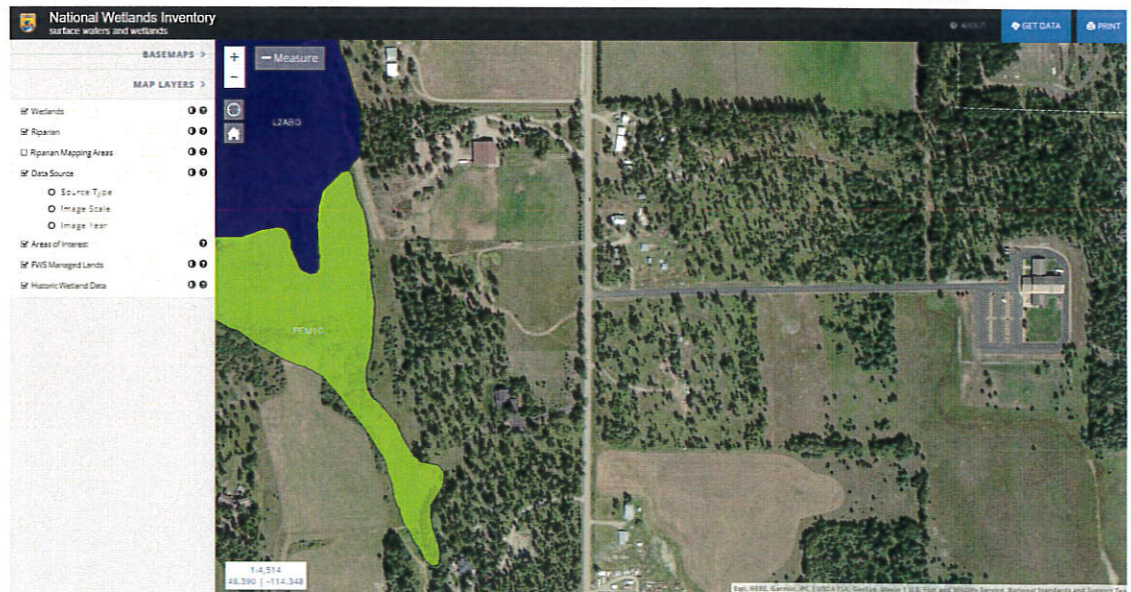
The property is shown not to be in the flood plain on Flathead County GIS map(see above) or on FEMA Map Number 30029C1090J, dated 11/04/15(partial map see below). (FEMA firmette creation website in coordination with Flathead County GIS Mapping).



FEMA FIRM PANEL

A. **All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;**

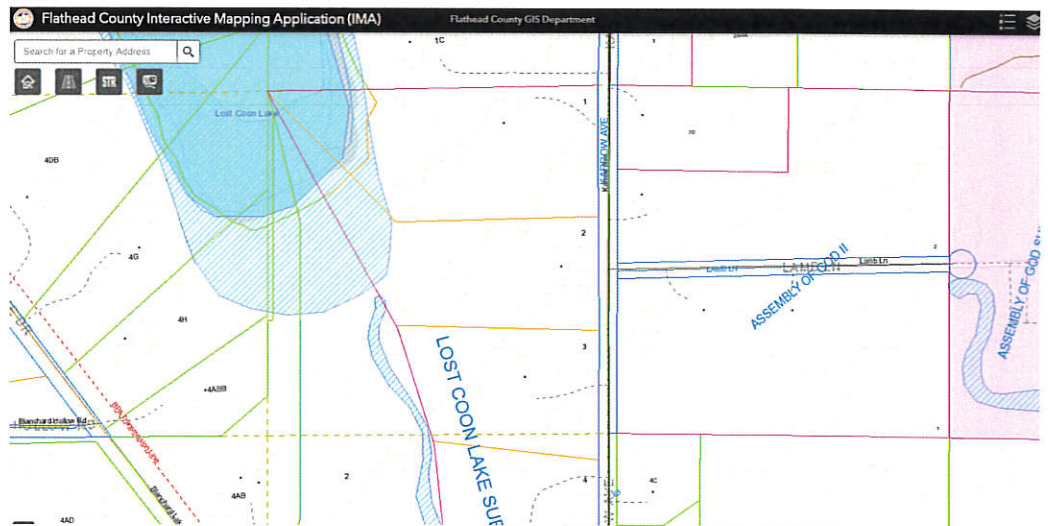
There are no perennial or intermittent natural streams, lakes, ponds, rivers, or marshes on the property. There are no designated in Wetlands present on property as shown in the following map by National Wetlands Inventory. As per the map the closest Wetland is 904' to the west.



US National Wetlands Inventory

National Wetlands Inventory (Proper Source): This map shows no Wetland and no Riparian zones on property or in the areas east of proposed subdivision property. The following statement verifies the National Wetland Inventory as the proper source of wetland mapping. "The Wetland Mapper fulfills the U.S. Fish and Wildlife Service's strategic plan for the development, revision and dissemination of wetlands data and information to resource managers and the public." The data contained on the National Wetland Mapper was last modified on May 1, 2020.

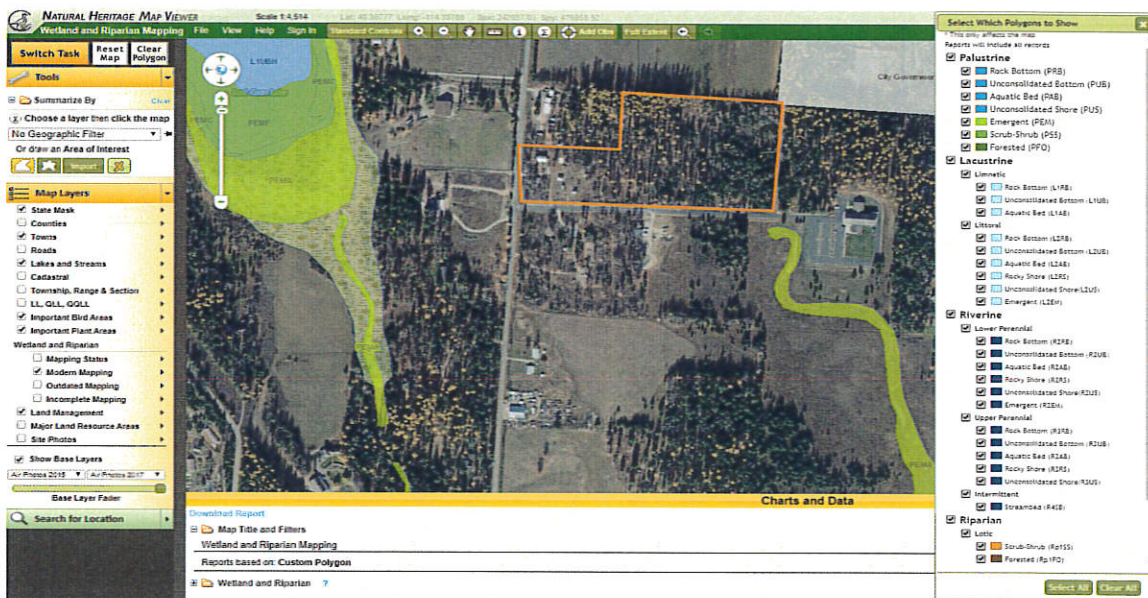
Flathead County GIS Mapping (Improper Source): This mapping shows a wetland to the east. The GIS data and mapping is a reflection of Montana Heritage Project Map, see the section below for more information. There is also the following statement provided by the Flathead County GIS department on the website; "Neither Flathead County, nor any of its employees, makes any warranty or guarantee to any of the data provided and assumes no legal responsibility for the information provided herein. Information is derived from multiple sources, subject to constant change, and may be of questionable accuracy, currency and completeness. Data is provided for informational purposes only. Users should use caution when overlaying other datasets and should not make legally binding decisions from this data. Primary information sources should be consulted for verification of the information contained herein. Deriving conclusions from this data is done at the user's assumed risk."



Flathead County GIS Wetland Map – Blue Hatch Marks

Montana Heritage Project Mapping (Improper Source): This mapping shows a wetland east of the property but this is not a National Wetlands Inventory wetland. This mapping shows areas throughout the Flathead Valley that are wetlands but wetland status does not

apply due to improper data within the maps. This can be verified with the following constraint for the use of information on the Montana Heritage Map website; "Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this layer. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities. Information in this data layer is not intended to be used as a precise locator of wetland boundaries, for site specific planning or management, or for regulatory purposes. Proper use of wetland and riparian mapping requires knowledge of the inherent limitations of this mapping." This statement then moves on to state; "users shall also consult other information to aid in wetland detection, such as U.S. Department of Agriculture soil survey reports and other wetland maps that may have been produced by state and local governments."



Montana Heritage Project Wetland Map

If GIS Mapping and Montana Heritage Mapping is used to show validity of a wetland to the east then it is a "unprotected body of water". The FCZR 3.09.040 3 C "A 20-foot setback is required from

streams, rivers, and unprotected lakes, which do not serve as property boundaries.” And to extend it further to follow [Appendix C.1. Water Bodies - Montana FWP - fwp.mt.gov › fwpDoc publication](#); “Although the total building setback is a minimum of 130 feet for wetlands, a slightly larger area (e.g., 150 feet) should be evaluated to ensure that wetlands are not impacted by misidentified boundaries. Wetland boundaries are often challenging to delineate.”

The lot layout on the opening page of this Environmental Assessment and the 11 x 17 attached Lot Layout shows the existing structures on proposed Lot 1 and proposed structures on proposed Lot 2. The closest structure to both the GIS Mapping Wetland and Montana Heritage Project Wetland Map is 722 feet. Thus, there would be no impact to riparian or wetland areas because no riparian or wetland areas occur on the subject property. And the closest water body and mapped wetland is over 922 feet to the west. And if Riparian or wetland designation is used for the non-registered wetland to the east the setbacks in FCSR and furthermore Montana FWP recommendations are met. (Owner)

B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as canals, ditches, aqueducts, reservoirs, or drainage systems on the property. (Owner).

ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

There are no surface waters within the proposed subdivision. The septic design non degradation calculations have been analyzed and approved through the MT DEQ for the two residences. The non degradation calculations included a trigger value calculation that showed that the impact of this subdivision will be non significant according to the state groundwater standards in regards the surface waters. All stormwater drainage plans have been designed and approved by MT DEQ Chapter 8 criteria which included water quality protection through effective storm water design. (Matt Nerdig, A2Z Engineering)

- iii. **Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;**

There are no existing or proposed stream bank or shoreline alterations, or any proposed construction or modification of lakebeds or stream channels within the scope of this subdivision. (Owner)

- iv. **If wetlands are present, the subdivider shall provide a wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual. If the investigation indicates the presence of jurisdictional wetlands, a wetlands delineation shall be shown on the preliminary and final plats. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.**

As shown previously in this Environmental Assessment "Section 1- Resource Assessment a.Surface Water ii." there are no designated wetlands on the property. (Owner)

B. Ground Water:

- i. **Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;**

Ground water monitoring was completed in spring of 2013. See the attached ground water documentation from the Records of the Flathead County Department of Environmental Health. This groundwater monitoring was reviewed when the existing COSA was rewritten and the septic was designed and approved. (Owner)

- ii. **If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest**

groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;

The groundwater monitoring season done in spring of 2013 met the necessary standards for MT DEQ and Flathead County Health Departments to approved sand mound drainfield location. The groundwater monitoring locations and results are attached to this submittal. (Matt Nerdig, A2Z Engineering)

- iii. **Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.**

The previous development has already received approval from MT DEQ and Flathead County Health Department for the two residences and has the installed the septic system for the wastewater. This system has met all the requirements so there will be no groundwater degradation as defined in state law. The non degradation calculations have been performed and are approved by the MT DEQ subdivision section, see the attached approved COSA. The storm water runoff will flow to retention basins on individual lots along access roads and around building structures. There is a water quality parameter calculated into the stormwater system to insure stormwater treatment prior to flows below pre development rates. (Matt Nerdig, A2Z Engineering)

c. Geology/Soils:

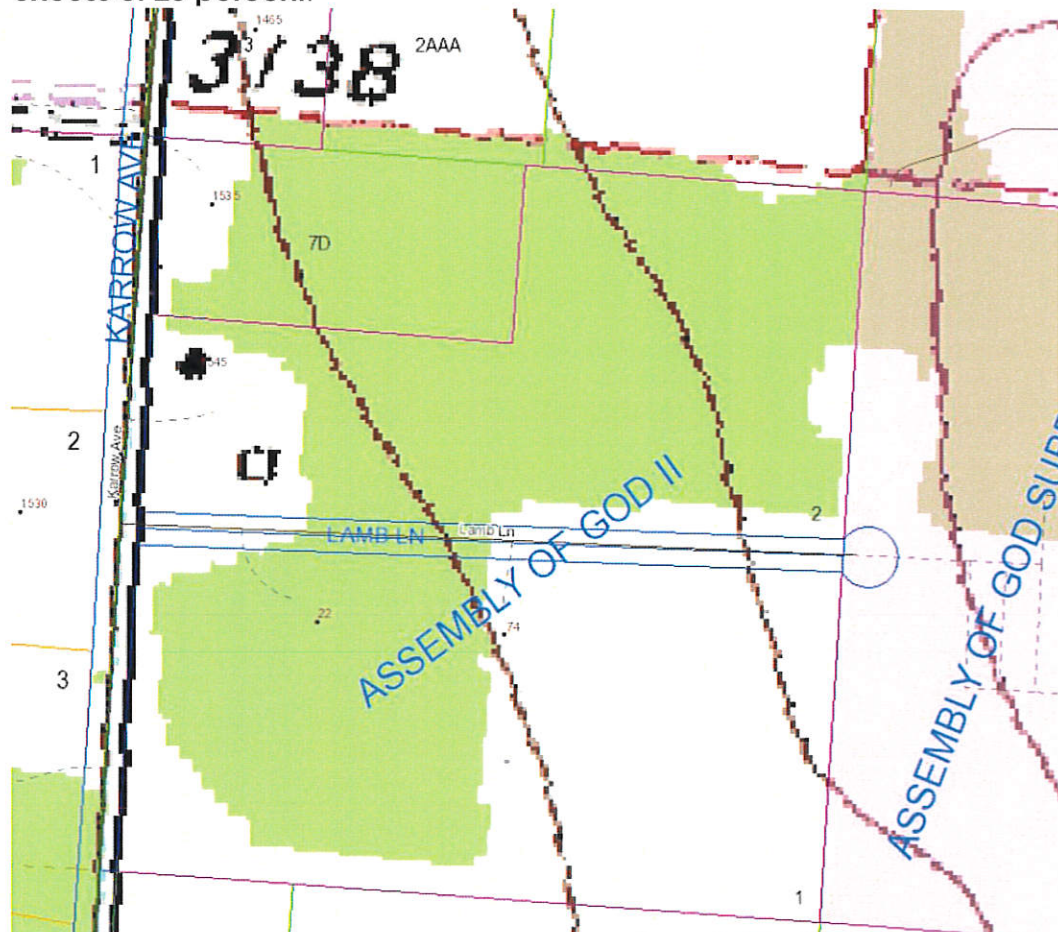
- i. **Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;**

There are no observed geologic hazards affecting the development site. This is clear from the topographic lines shown on the Lot Layout, it is flat with a moderate slope in center of land (approx. 7-10%). Montana Bureau of Mining and Geology Website lists this property with no fault and thus no danger from geologic slides or falls is anticipated. There are no observed outcroppings of rock on the property so no danger reduction measures are required. (Owner)

- ii. **Explain what measures will be taken to prevent or materially lessen the danger of future property damage or personal injury due to any of the hazards referred to above;**

As stated in item "i" above, the site has moderate slopes (7-10%) in isolated area. No danger from geologic slides or falls or from any other geologic feature is anticipated. There are no observed outcroppings of rock on the property and therefore no danger reduction measures are required. (Owner)

- iii. **Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 25 percent.**



FLATHEAD COUNTY GIS USGS

The subject site has moderate slopes (approximately 7-10%) and has no known geologic conditions that would limit normal construction. There are no slopes in excess of 25 percent on the site. There is no shallow bedrock or unstable/expansive soil conditions, or slope issues known on this property. The septic sand mound drainfield was approved, designed, and constructed to insure proper separation distance from the high groundwater levels on site. All structures built will adhere to IBC/IRC regulations as required by state law. All structures will have properly

designed foundations and drainage systems around the structure to protect the structure from moisture. (Owner)

- iv. **Identify any soils constraints, including expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.**

There are no soil constraints such as expansive soils, hydric soils or any soil which limit sanitary facilities in the portions of the site. (Owner)

- v. **Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.**

There is no cutting or fill needed to develop the property. Areas of disturbance will be limited to utility installation and a future home site located on proposed Lot 1. Any back fill and disturbed ground for building and utility installation will be addressed using BMPs. Disturbed areas for utility installation will use back fill from excavation and covered in native seed mix. (Owner)



D. Vegetation:

- i. On a sketch map indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosio



FLATHEAD COUNTY GIS 2017 NAIP PHOTOGRAPHY





PHOTO FROM LAMB LANE LOOKING SOUTH EAST



PHOTO FROM LAMB LANE LOOKING SOUTH WEST



PHOTO FROM LAMB LANE LOOKING SOUTH

Please see the above aerial photograph from the Flathead County GIS 2017 NAIP Photograph and site photographs taken 11/6/2020. The site is listed as a Moist Montane Forest as designated by Flathead County Community Wildfire Protection Plan 2011. There are no critical plant communities such as stream bank, shoreline, steep slopes, or possible high wind or water erosion areas. The whole site comprises of mixed forest, and an approximately 4 acre native grass meadow on Proposed Lot 1. The tree species of Engelman Spruce, Douglas Fir, Aspen, Paper Birch, Cotton Wood, Rocky Mountain Maple, Mountain Ash and Larch are found throughout the property. This property underwent a selective timber harvest in early 2000's (performed by Gene Lamb, previous owner and son of homesteader, Manuel Lamb). The under growth vegetation is composed of Snowberry, Ocean Spray, Rocky Mountain Maple, Kinnickinnick, Oregon Grape Root, with a mix of perennial grasses and flora. The vegetation to be removed or cleaned from the site will be limited to the utility excavation and home site on proposed Lot 2. The building structures for the proposed Lot 1 are fully built, the only disturbance to Lot 1 is limited to the tie into the existing septic system. There are also continual thinning and clean up of the wooded portions of the property to ensure forest health and promote fire safety that will occur in perpetuity (in compliance with Wildland Urban Interface). The disturbed areas during construction will be re-vegetated with onsite "duff"

and native seeding and due to low slope angles limited erosion from water and wind anticipated. (Owner)

- ii. **Identify and sketch map any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.**

Please see the attached County approved Weed Management Plan. This plan commenced in 2015. There are isolated areas throughout the property with Canadian Thistle, Oxeye Daisy, White Yarrow, and Toad Flax as identified in the weed report by the Flathead County Weeds and Parks Department review of site. There was additional on going weed control that was commenced in 2015 through an Integrated Weed control program using selective spot spraying, hand picking, and cutting. The Weed Management Plan has been approved and recorded by the Flathead County Weed and Parks Department.(Owner)

- iii. **Describe any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).**

There are no known critical plant communities that exist on the site. Existing buildings and access roads on Lot 1 as well as proposed buildings sites and existing access road on Lot 2 locations have been designed to minimize disturbance of established trees and other native vegetation. The removal or cleanup of vegetation from the site will be limited to the proposed building on Lot 2. All thinning of the wooded portions will be undertaken to ensure forest health and promote fire safety in standards set by the Wildland Urban Interface guidelines. To the extent possible, it is proposed to re-vegetate any areas that are disturbed during construction with onsite scraped "duff" and native seed mix. (Owner)

E. Wildlife:

- i **Describe species of fish and wildlife which use the area affected by the proposed subdivision.**
- Big game animals frequent this site such as; occasional Black Bear, Mountain Lion, and more regularly Whitetail Deer. Large birds such as Turkey, occasional Pheasant, and the inter-mix of small birds that inhabit forested areas are also present (Montana Fish Wildlife and Parks and resident Owner).
- ii. **Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.**

The site is located in the Northern Rockies Ecoregion as designated by the Second Draft of the EPA/USDA/US Forest Service Ecoregion of Montana Map. It is sub designated as 15T sub range – habitat of Moist Montane Forest.

This specific land has been used for limited cattle grazing approximately 20 years ago and had a company thin by removing larger marketable timber in the early 2000's. (according to Gene Lamb, previous owner). The remaining natural under growth vegetation has mostly recovered.

Although the property attracts a number of wildlife species, the subdivision being minimally developed (not an urbanized small lot subdivision) will have minimal impact on wildlife. The property does not consist of key wildlife habitat or provide habitat for rare or endangered species, as per the <http://fwp.mt.gov/gis/maps/caps/>. The property also contains no designated wetlands. (Owner)

iii. **Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;**

"US Department of Interior's Geological Survey Under the [Endangered Species Act](#) (ESA), plant and animal species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future." States have their own ESA-type laws, so species can have different Threatened/Endangered statuses at the federal and state levels. The USGS typically refers to the federal status unless otherwise noted. "Imperiled" or "at risk" are not legal terms under ESA, but more biological terms. Generally speaking, they are animals and plants that are in decline and may be in danger of extinction. Those terms can include species that are at low populations and near extinction but still not legally protected under ESA." Per

<http://fwp.mt.gov/fishAndWildlife/species/endangered/>. The endangered animal and fish species listed are Black Footed Ferret, Grizzly Bear, Canada Lynx, Last Tern, Whooping Crane, Bull Trout, Pallid Sturgeon, and White Sturgeon; and plant species of Water Howellia and Spading's Campion.

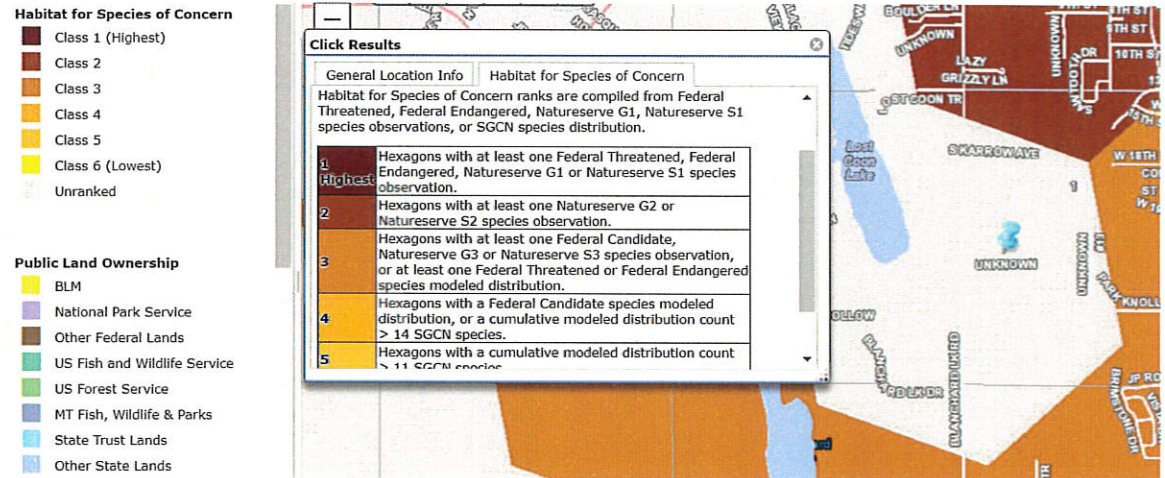
- a. The plant species are Water Howellia and Spalding's Campion. The property's habitat defined as Moist Montane Forest by Flathead County Community Wildfire Protection Plan, is not the listed habitat for these plant species.
- b. Black Footed Ferret are found in eastern Montana and therefore not on this property.

- c. Last Tern habitat is found on larger rivers and lakes.
- d. Whooping Crane habitat is unforested wetlands and therefore is not present on this property.
- e. Bull Trout habitat is rivers and streams, and those are not present on this property.
- f. The Sturgeon require large water masses, that are not present on this property.
- g. Water Howellia needs 12-24" of water for growth and this is therefore not present on this property.
- h. Spalding's Campion is only found in Tobacco Plains area, Lost Trail National Wildlife Refuge, the Niaraada area and on Wild Horse Island and does not apply to this property.
- i. Grizzly Bear and Canada Lynx are the only species that inhabit the Moist Montane Forest habitat of the subdivision. Although these species could inhabit this area it is more likely that the Grizzly Bear and Canada Lynx are transient species through this property due to this property being contiguous to The City of Whitefish city limits.

If the "endangered species" definition from the USGS is expanded to include "Species of Concern", the following chart and information is further justification of the limited impact regarding this subdivision. The geographic Hexagon reference of mapping location for observations are approximately Blanchard Lake on the west boundary, Blanchard Lake Road as the south boundary, Highway 93 on the north boundary, and Dillon Road at the East Boundary.

	Observations	Habitat	Results
MAMMALS			
Canda Lynx	0	Subalpine Conifer Forest	too low land -not proper habitat
Hoary Bat	0	Riparian Forested	could be present - flying
Little Brown Myotis	2014 1	General	could be present - flying
Grizzly Bear	0	Conifer Forest	likely transient
Fischer	0	Mixed Conifer Forest	could be present - but too small of range
Pygmy Shrew	0	Mixed Forest	could be present - still use Open Space
Northern Bog Lemming	0	Conifer Forest Wetland	not proper habitat
BIRDS			
Cassin's Finch	0	Dry Conifer Forest	not proper habitat
Common Loon	2015 1, 2006 3, 2009 3	Mountain Lakes w emmergent veg	no water
Northern Goshawk	0	Mixed Conifer Forest	could be present - use Open pace Park
Varied Thrush	0	Moist Conifer Forest	could be present - use Open Space Park
Evening Grosbeak	0	Conifer Forest	could be present - Use Open Space Park
Pileated Wood Pecker	2013 2	Moist Conifer Forest	could be present - use Open Space Park
REPTILE			
Northern Alligator Lizard	0	Rock Out Croppings	could be present - use Open Space Park
FISH			
Bull Trout	n/a	River, streams	no rivers or streams
Westslope Cutthroat Trout	n/a	River, Streams	no rivers or streams
PLANTS			
Subartic Buet	0	Not in Flathead	N/A
Water Howellia	0	Aquatic	no water - not proper habitat
Spaling's Campion	0	Grasslands	no grasslands - not proper habitat
Beck Water Marigold	0	Aquatic	no water - not proper habitat
Watersheild	0	Aquatic	no water - not proper habitat
Pygmy Water Lily	0	Aquatic	no water - not proper habitat
Panic Grass	0	Wet Soils Around Hot Springs	no hot water - not propert habitat
Slender Conntongrass	0	Fens	not proper habitat
Water Bulrush	0	Fens and Cold Wet Slopes	not proper habitat
Sprangletop	0	Grasslands	not proper habitat
Manatacaulis Moss	0	Forested Slopes	could be present - use Open Space Park
Meessia Moss	0	Forested Slopes	could be present - use Open Space Park

The mapping from the Montana Natural Heritage Program - (Important Bird Areas and Important Plant Areas) shows that there are none present on this property. Also in the following map below by MT FWP in cooperation with Montana Heritage Program mapping, the subject property has not been “deemed” necessary for study, and thus rates as unranked for habitat for species of concern.



As such there is minimal impact to Endangered or threatened species because they are not present or do not use the proposed subdivision as critical habitat. (Owner)

iv. **Describe any proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).**

Larger acreage lots keep open space for wildlife habitat. The subdivision will be comprised of large acreage lots. Proposed Lot 1 is 14.32 acres and proposed Lot 2 being 4.75 acres. Layout of building structures will be kept in proximity to each other, resulting in less impact on wildlife habitat. The eastern space on Lot 2 will be kept in denser forest cluster to provide shelter for wildlife.

Jessy Coltrane, a Wildlife Biologist of Kalispell Area Fish Wildlife and Parks had the following comments in an email on November 5, 2020. “Thanks for reaching out. I commend you on trying to make your subdivision as wildlife friendly as possible. However, the reality is that cumulative impacts from development are fragmenting and removing wildlife habitat throughout the flathead. In addition, with more people and more development, we are seeing a dramatic increase in human-wildlife

F. Wildlife Habitat:

- This subject land east property line is the City of Whitefish city limits (Whitefish Assembly of God) and thus is contiguous to urbanized area. (Owner)

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As discussed earlier in this Environmental Assessment, the hydrology area as shown on the National Wetlands Inventory website shows no Wetland Delineation on subject lands. There is a Wetland delineation located to the 904' west of the property. Keeping larger acreage parcels with selective

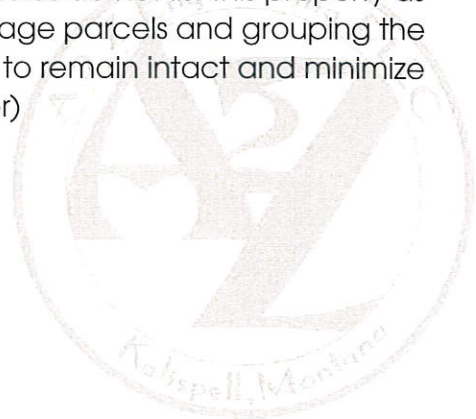
building sites to protect the ability for wildlife to pass through property. (Owner)

- iii. **Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;**

As described earlier in this Environmental Assessment in "Section 1 – Resource Assessment e. Wildlife C.", according to the Montana Department of Fish, Wildlife and Parks, the only endangered species for the State Of Montana on the state website is Black Footed Ferret, Last Tern, Whooping Crane, Pallid Sturgeon, and White Sturgeon (<http://fwp.mt.gov/fishAndWildlife/species/endangered/>). None of which have this area is delineated as "critical habitat". (Owner)

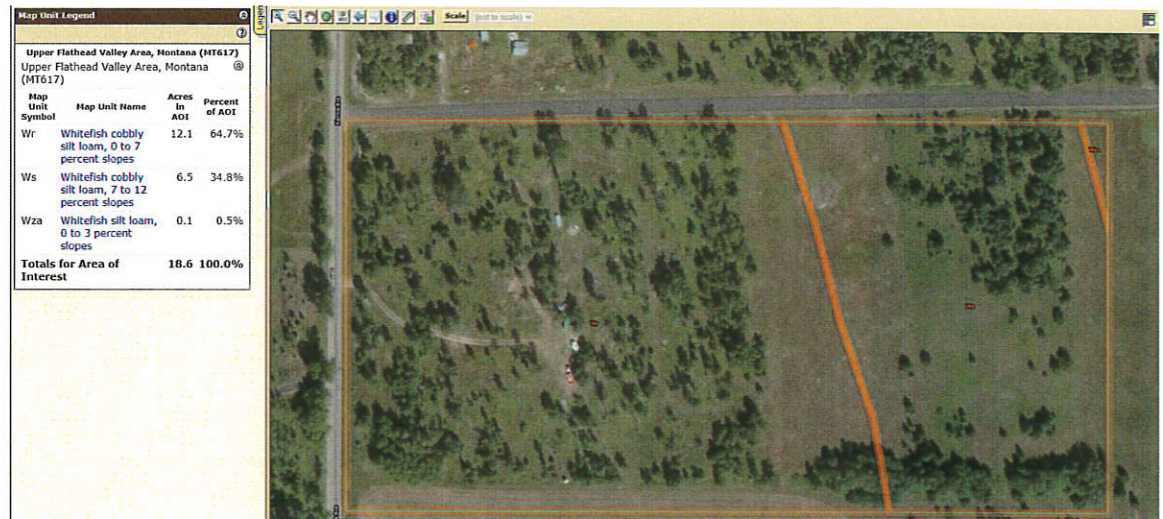
- iv. **Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.**

"Thanks for reaching out. I commend you on trying to make your subdivision as wildlife friendly as possible. However, the reality is that cumulative impacts from development are fragmenting and removing wildlife habitat throughout the flathead. In addition, with more people and more development, we are seeing a dramatic increase in human-wildlife conflicts. That will also be an issue in your subdivision. I recommend looking at our subdivision guidelines on mitigating those impacts. You have a good start with what you have outlined." according to Jessie Coltrane the Kalispell Area Biologist with the Montana Department of Fish, Wildlife and Parks. As presented earlier in the Environmental Assessment both State and Federal Agencies do not list this property as critical habitat. However, the larger acreage parcels and grouping the home structures will allow wildlife habitat to remain intact and minimize impacts. (Jessie Coltrane FWP and Owner)



F. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.



US Department Of Agriculture Soil Survey

There are three types of soils present in this project. There is approximately 12.1 acres Whitfish Cobbly Silt with a 0-7 percent grade and a 3e soil rating). There is approximately 6.5 Acres of Whitfish Cobbly Silt with a 7-12 percent grade and a 4e soil rating. And lastly 0.1 acres of Whitfish Silt Loam with 0-3 percent grade and a 3e soil rating. [Please see attached complete Custom Soil Resources Report.](#) Using the above classification from USDA Class 3 soils have "severe limitations that restrict the choice of plants or that require special conservation practices, or both." And Class 4 soils have "very severe limitations that restrict the choice of plants or that require very careful management, or both." The land is not of significant use for agricultural purposes. (1961 Upper Flathead Valley Soil Survey)

- ii. **Identify and explain the history of any agricultural production by crop type and yield.**

This land has never been farmed for grain production. From 1950s – 1990s it was used for light grazing of cattle and a limited hay production (in the 4 acre meadow). According to Gene Lamb (who is the son of the Manuel Lamb, rented the land from 1952-1963 and purchased land and owned from 1963-1990).

- iii. **Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any measures which**

will be taken to avoid or limit development conflicts with adjacent agricultural uses.

The land to the north, defined as 1545 Karrow Ave is currently approximately 15 acres, and being subdivided into 6 1.5-2 acre lots with a 5.8 acre open space park. The land was used 20 years ago for limited cattle grazing. It is currently not used for agricultural use.

The 9.1 Acres defined as 1530 Karrow Ave to the North West is owned by Gennaro & Maria Rosetti. It is a secondary residence. There is currently no use of land in agricultural purposes.

The 7.6 Acres defined as 1540 Karrow Avenue, to the South West is owned by Cross Living TR Carol Deming. It is a acreage residence. There is currently no use of the land in agricultural purposes.

There are two parcels of land to the south both listed with addresses of 1655 Karrow Avenue. 2.5 acres owned by Dorothy Anderson which is a primary residence and no agriculture use. The other 14.54 acres with listed owners of Robert and Dorothy Anderson has no Ag listed on the GIS. The land is run for hay and it is cut one or two times per year. No impact predicted.

The 10 acres of land to the east is owned by Assembly of God Church. There is currently no use of the land in agricultural purposes.

iv. **If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by the U.S. Forest Service in the area of this proposal.**

There have been no recommendations at this time from US Forest Service for timber management. The property will be managed in accordance with the 4.7.27 Flathead County Wildland Urban Interface (see attached South Lamb Lane Subdivision Wildland Urban Interface Fire Prevention, Control and Fuel Reduction Plan). This land was harvested for marketable timber in late 2000's (according to previous owner Gene Lamb). There is a mix of Paper Birch, Cottonwoods, Aspen which have no commercial value. During the 2000's a marketable timber harvest was completed, but left some small dimension Larch, Douglas Fir, and Engleman Spruce - along with a few larger dimensional timber for habitat/reforestation. (Owner)

G. Agricultural Water User Facilities

- i. **On a sketch map or aerial photo locate the locations of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision.**

There is no presence of agricultural water user facilities on the property such as reservoirs, ditches, pivots, wheel lines, water or irrigation line easements located on the subject property. Therefore, it is anticipated that the proposed subdivision will have no impact on Agricultural Water User Facilities. (Owner)

- ii. **Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts.**

There is no agricultural water user facilities on site or in immediate proximity. (Owner)

- iii. **It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.**

There are no agricultural water user facilities on the proposed subdivision site. And it is not in an irrigation district or under any irrigation board. There are no agencies to contact. There are no agricultural water irrigators or any main lines providing crop irrigation. (Owner)

I. Historical Features:

- i. **Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.**

Damon Murdo stated, "I have conducted a cultural resource file search for the cited project located in Section 1, T30N R22W. According to our records there have been no previously recorded sites within the designated search locale." (Damon Murdo, Cultural Records Manager of Montana Historical Society, [see attached letter.](#))

- ii. **Describe any plans to protect such sites or properties.**

Due to the fact that there are no known historical, archaeological, or cultural features associated with the land, there are no measures that need to be taken. However, should cultural materials be inadvertently discovered during this project the Historical Society office will be contacted and the site investigated.

(Damon Murdo, Cultural Records Manager of Montana Historical Society, Owner)

iii. **Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).**

Damon Murdo also stated, " we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials be inadvertently discovered during this project we would ask that our office be contacted, and the site investigated." (Damon Murdo, Cultural Records Manager of Montana Historical Society)

J. Visual Impact:

i. **Describe any efforts to visually blend development activities with the existing environment.**

The proposed development is located in rural area bordering City of Whitefish. It is an area contiguous to the to the urban city limits of Whitefish. To the north, west, and south is R2.5 zoning. The property to the east is Assembly of God Church and in City of Whitefish zoning as WA.

The goal of the subdivision would be to blend the visual between the rural of Karrow Ave and City of Whitefish limits. The proposed Lot 1 existing structures are not visible from the rural neighbors. The proposed Lot 2 building structure would be somewhat visible from Karrow Ave and neighbors, but no different than the existing home sites along Karrow Avenue. (Owner)

K. Air Quality:

i. **Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.**

This subdivision will be accessed off paved road of Lamb Lane and a paved county road of Karrow Avenue. Therefore no impact to air

quality is expected. During home construction BMP's will outlined and followed to mitigate any air quality concerns. Excavation for construction of building structure on Lot 1 would be the only ground disturbance and easily kept under 1 acre. Please see attached Dust Control Plan . (Owner)

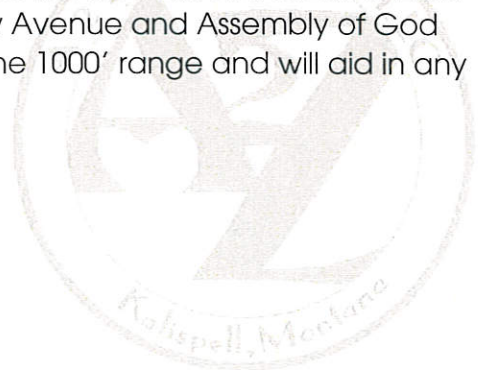
L. Area Hazards:

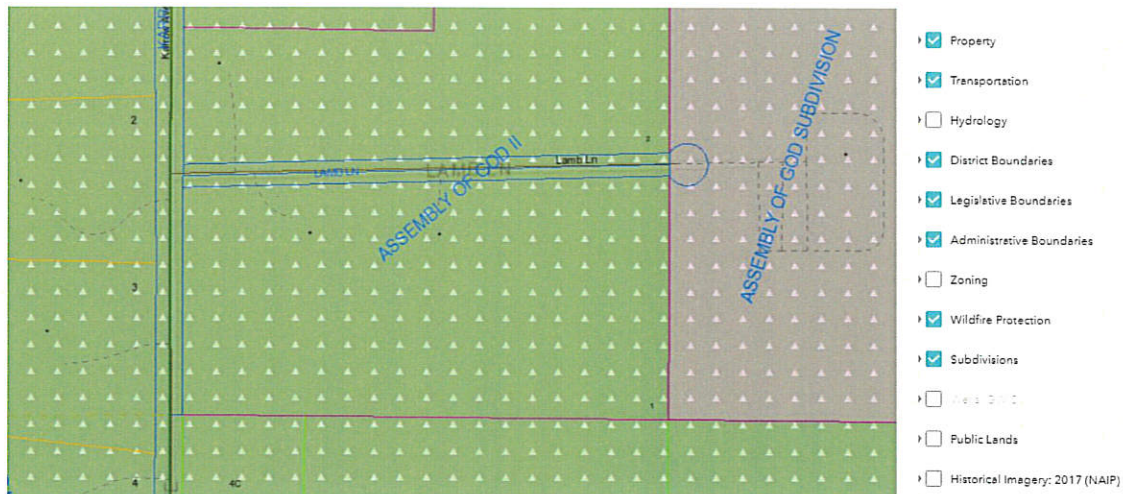
- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:**

- A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;**

This property is within the Wildland Urban Interface areas for Flathead County as identified during the Flathead County Community Wildfire Fuels Reduction/Mitigation Plan according to the GIS website map shown below. To mitigate the probable impact As per the 4.7.27 Wildland Urban Interface Subdivisions in the Wildland Urban Interface (WUI) shall be planned, designed, constructed and maintained so as to minimize the risk of fire, to allow for adequate vehicular escape from fire by residents, and to permit effective and efficient suppression of fires in order to protect persons, property and public safety. Please see [attached South Lamb Lane Subdivision Fire Prevention, Control and Fuel Reduction Plan](#).

As shown on [attached 11x17 Lot Layout](#), there are 2 City of Whitefish Fire Hydrants(Documented Testing by City of Whitefish Fire Department spring 2019) located at the western end of Lamb Lane and one midway between Karrow Avenue and Assembly of God Church. That puts the lots within the 1000' range and will aid in any fire suppression.





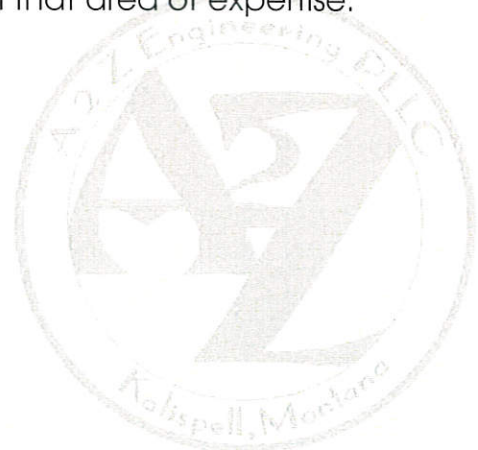
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- B. **Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;**

There are no hazardous or potential hazardous materials observed during site visit in October 2020. (Matt Nerdig A 2 Z Engineering)

- C. **Describe measures to mitigate any adverse impacts associated with area hazards.**

There has been several activities associated with the development such as digging test holes for ground water monitoring, installing septic system, construction of residence, taking several water tests and looking for localized environmental hazards. No hazards have been independently identified. If, during the construction phase an area hazard is identified, the appropriate agencies will be notified by a qualified individual specializing in that area of expertise. (Matt Nerdig A 2 Z Engineering)



Section 2 — Community Impact Report

A. Water Supply:

- i. **Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;**

The residences on both Lot 1 and Lot 2 are both served by an existing subsequent public water supply called the South Karrow Water User Association. This subsequent public water supply is supplied by the City of Whitefish public water supply system. The existing taps and services connections will remain in the proposed subdivision. The South Karrow Water Association consists of a 3" line that reduces down to 1.5" main extension at 1545 Karrow Avenue property line. There are then (2) 1" service lines extend onto each Lot 1 and Lot 2.

It is estimated that the required domestic water use will be 1150 gallon per day (GPD) based on 2 lots needing 575 GPD/lot per the Flathead County Septic regulations.

For irrigation, we are figuring 2500 square feet (SD of irrigated landscape area on each lot. Therefore for 2 lots this amounts to $2 \text{ lots} \times 2500 = 5,000 \text{ SF}$ of irrigation area. DNRC standard is 2.5 Acre-Feet(AF) per acre per year and 5,000 square feet is equal to 0.115 acres. $0.115 \text{ acres} \times 2.5 \text{ AF/Ac.} = 0.2875 \text{ AF/Yr}$. If we figure a 4 month irrigation season this amounts to $0.2875 / 4 = 0.0718 \text{ AF/month}$. $0.0718 \text{ AF} / 30 \text{ days/month} = 0.00239 \text{ AF/day}$. $0.00239 \text{ AF} \times 43,560 \text{ sf/acre} = 104.36 \text{ cubic feet day}$. $104.36 \times 7.48 \text{ gallons/cubic foot} = 780.63 \text{ GPD}$.

Therefore total domestic and irrigation demand is 1150 GPD (Domestic) + 780.63 GPD (Irrigation) = 14,310 GPD during the irrigation season.
(Matt Nerdig, A2Z Engineering)

- ii. **Indicate whether the plans for water supply meet state standards for quality, quantity, and construction criteria.**

Please see the approved COSA from the MT DEQ. The current installed water system for proposed Lot 1 and Lot 2 has been approved by the MT DEQ in the COSA filing for the existing residence and proposed residence. It uses City of Whitefish water through the South Karrow Water Association service and therefore, has met the state standards for quality, quantity, and construction. (Matt Nerdig, A2Z Engineering)

- iii. **If the subdivider proposes to connect to an existing water system: A. Identify and describe that system;**

The current water system for proposed Lot 1 and Lot 2 has been approved by the MT DEQ in the COSA filing for the existing residence and proposed residence. It uses City of Whitefish water infrastructure through the South Karrow Water Association service and therefore, has met the state standards for quality, quantity, and construction. The subdivision is approved to connect to the South Karrow Water Association and all the connections are existing. (Matt Nerdig, A2Z Engineering)

- iv. **Provide written evidence that permission to connect to that system has been obtained;**

Please see approved COSA from the MT DEQ, in which letter from South Karrow Water Association Treasurer / Sectary , Larry McGone letter is referenced.(Matt Nerdig, A2Z Engineering)

- v. **State the approximate distance to the nearest main or connection point;**

The nearest public water supply main is the city of whitefish main that is within 500 feet of the proposed subdivision. The existing services connections use the City of Whitefish water infrastructure through the South Karrow Water Association as previously referenced. (Matt Nerdig, A2Z Engineering)

- vi. **State the cost of extending or improving the existing water system to service the proposed development;**

This item does not apply as there is no proposed extension of a public water supply, all the service connections and infrastructure are existing as approved in the previous COSA. (Matt Nerdig, A2Z Engineering)

- A. **Show that the existing water system is adequate to serve the proposed subdivision.**

Please see the MT DEQ COSA approval. The current water system for proposed Lot 1 and Lot 2 has been approved by the MT DEQ in the COSA filing for the existing residence and proposed residence. It uses City of Whitefish water through the South Karrow Water Association service and therefore, has met the state standards for quality, quantity, and construction. The DEQ review verified the adequacy of the system to serve these residences during the review process. (Matt Nerdig, A2Z Engineering)

- iv. **If a public water system is to be installed, discuss:**
- A. **Who is to install that system and when it will be completed;**
- Not applicable. (Matt Nerdig, A2Z Engineering)
- B. **Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;**
- Not applicable. (Matt Nerdig A2Z Engineering)
- C. **Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).**
- Not applicable. (Matt Nerdig, A2Z Engineering)
- v. **If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.**

Not applicable. (Matt Nerdig, A2Z Engineering)

B. Sewage Disposal:

- i. **Describe the proposed method of sewage disposal and system;**
- As approved and by the MT DEQ and the Flathead County Health Department the installed sewage system is composed of two 1500/500 septic collection tanks pumping to a 1000 gallon dosing tank, and a sand mound septic system. All components of this system has met county and state standards. (Matt Nerdig, A2Z Engineering)
- ii. **Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;**
- The subdivision will produce 425 gallons per lot at maximum build out. This will produce 850 gallons per day of effluent. The installed drainfield and treatment system was approved by the MT DEQ and Flathead County Health Department in the COSA filings, and thus met all the state and county standards. (Matt Nerdig, A2Z Engineering)
- iii. **If the development will be connected to an existing public sewer system, include:**

- A. **A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision; See b. i. above**

This does not apply as the nearest public sewer system is greater than 500 feet away from the proposed subdivision. (Matt Nerdig, A2Z Engineering)

- B. **Written evidence that permission to connect to that system has been obtained.**

- iv. **If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:**

Not applicable. (Matt Nerdig, A2Z Engineering)

- A. **When the system will be completed, and how it will be financed;**

Not applicable. (Matt Nerdig, A2Z Engineering)

- B. **Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?**

Not applicable. (Matt Nerdig, A2Z Engineering)

c. Storm Water Drainage:

- i. **Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculation**

This has been previously addressed and approved by the MT DEQ (see COSA). Please see the attached approved MT DEQ Storm Water Report and Plan. The site uses Bioretention as shown on the Storm Water Drainage Report and Plan. (Matt Nerdig, A2Z Engineering)

- ii. **Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;**

Please see the approved MT DEQ Storm Water Report and Plan attached. (Matt Nerdig, A2Z Engineering)

- iii. **Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.**

The existing ditch on Lamb Lane will be the responsibility lined out in the Road User's Agreement. The individual lot Bioretention areas will be the responsibility of each individual lot owner. (Matt Nerdig, A2Z Engineering)

D. Solid Waste Disposal:

i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

This 2 lot residential development will use a contract to haul for removal of all solid waste. Currently, Republic Services Inc. has a contract to service Lot 1, and agrees that they have capacity to service an addition of Lot 2. (Janice Sattizahn, Republic Services and Owner)

B. A description of the proposed alternative where no existing system is available.

This residential development will use contract haul removal of all solid waste. If not available all lot owners will be expected to take precautions to minimize human-wildlife conflicts such as; decreasing the availability of food attractants and food sources and using wildlife-proof garbage containers since storing garbage for long periods of time has potential to attract animals. All lot owners will transport the solid waste by private vehicle to the nearest county site. (Owner)

E. Roads:

i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

There are no new roads needed to service the subdivision. It will use the existing roads of Karrow Avenue and Lamb Lane. Karrow Avenue is a Flathead County road with speed limit of 45mph. Lamb Lane is a private paved road with a speed limit of 25 mph. Both of these roads meet the required specification to handle the traffic created by this subdivision. (Owner)

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

Lots 1 has access off of Lamb Lane which is a private road. Lot 2 will use existing driveway off of Lamb Lane. (Owner)

iii. **Explain any proposed closure or modification of existing roads.**

There will be no closure or modification of the existing roads.(Owner)

iv. **Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.**

The subject property is accessed from Karrow Avenue which is a paved collector road and Lamb Lane an existing paved subdivision road. Single family dwellings contribute to 10 Average daily trips (using the 9th edition of ITE Trip Generation rates). There is one additional single family dwelling proposed and it will add 10 additional trips on Lamb Lane and Karrow Avenue. The current single family and accessory dwelling unit on Lot 1 is existing, so no increase in traffic needs to be added in for Lot 1. As of June 2012 (most recent traffic count data) there were 1292 average daily trips on Karrow Avenue north of Blanchard Lake Road. The proposed subdivision would have a potential increase traffic on Karrow Ave by 0.7%. According to Flathead County this is not a significant increase and is acceptable. (Owner)

v. **Describe provisions considered for dust control on roads.**

The roads to access the proposed subdivision are all paved and no extra dust will be generated with the development of this subdivision. (Owner)

vi. **Indicate who will pay the cost of installing and maintaining dedicated and private roadways.**

The property owners will pay the cost of maintaining the common road of Lamb Lane. The Lot 1 and Lot 2 will enter into the Road Users Agreement with Assembly of God Church and HOA of North Lamb Lane Subdivision to maintain Lamb Lane – which is the only private road. See attached Road Users Agreement(Owner)

vii. **Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed.**

It is estimated that the 1 additional residence on proposed Lot 2 will add 10 vehicle trips. (Source: Trip Generation, 9th Edition, Institute of Traffic Engineers)(Owner)

viii. **Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance**

that will be necessary due to increased traffic and who will pay the cost of maintenance.

Access for this property is from Karrow Avenue (a 40' County Road) and Lamb Lane (a 60' Private Road and Utility Easement). Using the most recent traffic count on Karrow Avenue and an increase of 0.7% and thus can safely handle the increase. Lamb Lane is a private road and the proposed Lot 1 and Lot 2 owners will enter into a Road Users Agreement with Assembly of God Church and HOA of North Lamb Lane to outline maintenance for Lamb Lane. This private road can also easily handle the minor increase in traffic associated with the additional home in this subdivision. (Owner)



- ix. **Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.**

Yes there is year-round access by conventional automobile over legal rights-of way available to the subdivision and to all lots within the subdivision.(Owner)

F. Utilities:

- i. **Include a description of:**

- A. **The method of furnishing electric, natural gas or telephone service, where provided.**

Current electrical service is provided to Lot 1 and Lot 2. Flathead Electric service is provided to Lot 1 through underground line, and

to Lot 2 by an existing overhead electrical line(which will be placed under ground during construction of residence).

CenturyLink will provide the phone services. Cable/internet will be the owners' choice of the many vendors providing that service. Lot 1 is hooked to service currently. And Lot 2 service is along Lamb Lane.

Northwestern Energy has a gas line down Lamb Lane that will provide natural gas service. Lot 1 existing residences are serviced through this line, and Lot 2 residences will use the same line.
(Owner)

B. The extent to which these utilities will be placed underground.

The utilities will need to be extended and the utilities will be placed underground according to the Plans of the Utility companies at the time of Final Plat.(Owner)

C. Estimated completion of each utility installation.

All of the utility installation is existing for Lot 1. Proposed Lot 2 utilities will be tied into the services either along Karrow Ave or along Lamb Lane at time of residence construction.(Owner)

D. The subdivider shall provide a written statement from the companies that the proposed subdivision can be provided with service.

The will serve letters will be submitted at the time of Final Plat.(Owner)

G. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The property is currently served by the Whitefish City Fire Department. "The Whitefish Fire Department provides service to both the area within the city limits as well as the rural Whitefish Fire Service Area, which encompasses approximately 100 square miles around the city." The nearest fire station is Station 22 located at 275 Flathead Ave, the second station(Station 21) is located at 1400

Hodgeson Road. Due to the subdivision being within 1000' of a City of Whitefish fire hydrant, "The current ISO rating for residences within the city or within 1,000 feet of a fire flow rated hydrant is an ISO 4." Whitefish City Fire Department has 15 fulltime paid employees, 10 part time, and 3 administrative staff.

"We have three engines the first out engine carries has 750 gallons of water and the tender also goes with 3000 gallons of water. We have three ambulances however we can only staff two with the minimum staffing of four firefighter paramedics. The response time to lamb lane would be around 6 minutes." (Travis Tveidt Assitnant Fire Chief City of Whitefish Fire Department)

B. Police protection.

The property is located just outside of City of Whitefish limits and in rural Flathead County. Therefore will be served by the Flathead County Sheriff's Department, which has 52 sworn in officers, and 55 cars.

"The Flathead County Sheriffs Department is responsible for protecting 5,098 square miles and 55,460 residents of the non-incorporated area of the county. They are dedicated to the protection of the people of Flathead County and the professional enforcement of local, state and federal laws. There are six divisions within the Sheriffs Department: 1. Patrol Division 2. Detective Division 3. Adult and Juvenile Division 4. Civil Division 5. Coroner 6. Crime Stoppers Currently the Flathead County Sheriffs Department employs 118 people. However, only 52 of them are in "on the ground" law enforcement." Thus the subdivision can be serviced by adequate police protection. (Flathead County Baseline Analysis and Flathead County Sheriff)

C. Ambulance service/Medical services.

The Whitefish City Fire Department provides the ambulance/medical services to the property. The nearest station is located in the City of Whitefish – City of Whitefish Main emergency services building located at 275 Flathead Ave. Whitefish City Fire Department has 2 stations, 15 full time paid employees, 10 part time, and 3 administrative staff, with three staffed ambulances. Response times to the subdivision is 6 minutes.(Whitefish City Fire Department and Flathead County Baseline Analysis).

The Whitefish City Fire Department has mutual aid agreements with both Evergreen Fire District and Kalispell Fire for back up help.

Therefore there is adequate ambulance and medical services available. (Flathead County Baseline Analysis)

D. Give the estimated response time of the above services.

The maximum response time to subdivision by Whitefish Fire Department for fire and ambulance is predicted at 6 minutes. Flathead County Sheriff Department predicts under 15 minutes for response time. (Whitefish Fire Department and Flathead County Sheriff)

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

Yes, according to the research and discussions with the organizations, the needs can be met by the present personnel and facilities. (Owner)

H. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The property is within Whitefish School District # 44. The school district comprises of 4 schools. Muldown Elementary School for grades k-4 and is 2.8 miles away. Whitefish Middle School for grades 5-8 and is 2.4 miles away. Whitefish High School for grades 9-12 and is 2.4 miles away. Whitefish Independant High School is for grades 9-12 and is 2.4 miles away. (Whitefish School District Website).

ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using the county wide average of 0.42 school aged children per residence, there is the potential for 1 student (rounded up) added to the school system. (Using 15,042 students in the Flathead County and the 36,077 residences from the Census Bureau Community Survey.)

iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse

impacts of the proposed development on the provision of educational services.

Based on communications with Superintendent Heather Davis Schmidt on 6/11/19, the school system will be able to service this subdivision's new residences.

The subdivision will be on the bus route number 11 in the Whitefish School District. "Route No. 11 Skyles Lake and Blanchard Lake. The route will start at the Whitefish Schools and proceed west on Highway 93 to the Conner's residence; turn around and head east on Highway 93 to Karrow Avenue; south on Karrow Avenue to the intersection of Blanchard Lake Road and Highway 93 south; north on Highway 93 to the schools. The route will be reversed in the afternoon." (From Whitefish School District website).

With an expected 1 additional student, this proposal has a minimal impact on the school resources.(Owner)

I. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.**

The plan is for a county subdivision. The property is zoned R2.5 in the Whitefish Rural Zoning District. R2.5 classification has a performance standard of a minimum 2.5 acres for lot size. This proposed subdivision will have Lot 1 at approximately 14.32 acres and Lot 2 at approximately 4.75 acres. This meets the minimum requirement of 2.5 acre lot sizes. The average lot size divided over the total acreage meets the prescribed R2.5 density requirement.. (Owner)

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).**

This proposed subdivision will not affect access to any public lands. There are no public lands adjacent or near the proposed development.(Owner)

iii. **Describe the effect of the subdivision on adjacent land use.**

The adjacent lands are as follows:

The land to the north at 1545 Karrow Avenue is a 15 acres parcel, but is currently undergoing a subdivision (it is in Preliminary Plat Stages and will be filed for Final Plat soon). The land is owned by Crow LLC, same owner as Karrow Properties LLC. This property is separated by Lamb Lane.

The 9.1 Acres at 1530 Karrow Avenue to the West is owned by Gennaro & Maria Rosetti. The land is currently used as a part time residence with their primary address listed in California. This residence will be buffered from Lot 2 by their row of trees, Karrow Ave, and natural cluster of mature trees. The proposed building structure on proposed Lot 2 would be about 655' distance from their residence. The lots are laid out as such to provide minimal visual impact.

The 7.6 Acres at 1540 Karrow Avenue to the West is owned by Cross Living Trust, Carol Deming. The land is currently used as a residence. This residence would be buffered by their trees, Karrow Avenue, and a natural cluster of mature trees on proposed Lot 2. The building structure on Proposed Lot 2 would be about 475' distance from their residence.

There are two properties located to the south. The one 2.5 acre is owned by Dorothy Anderson, who has a residence located there. The proposed 4 acre Lot 2 keeps the building structures away from that property line at a distance of 495' feet and creates a natural buffer with the existing large native trees. The other parcel of 14.54 acres is owned by Robert and Dorothy Anderson. This property is a hay field and some forested area. With no residence present little or no conflict is projected.

The 10 acres of land to the east is owned by Assembly of God Church and in City of Whitefish limits. Being a Church, the use of property is primarily Sunday mornings and Wednesday Evening. The subdivision will not deter from property use.

Beyond the Assembly of God Church parcel is Park Knoll Estates which is in City of Whitefish limits and is 16 lots of 1.25 acres sizes. This subdivision will be buffered by keeping natural tree islands, and the Church property has large trees and the building to buffer proposed subdivision.

The proposed subdivision large parcel sizes are designed to mitigate issues with existing land use in all ways possible, while still allowing development. We do not foresee any effects on adjacent land use. The developer will take steps to mitigate any concerns from adjacent landowners. (Owner)

- iv. **Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified.**

As shown on the below aerial photograph, there are no high-pressure gas lines or high voltage power lines on or near this subdivision. Therefore there are no health and safety hazards on or near this subdivision. (Owner)



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J. Housing:

- i. **Indicate the proposed use(s) and number of lots or spaces in each:**
A. **For residential indicate the type of dwelling unit.**

This proposal is for 2 single family residential lots. Lot 1 approximately 14.32 acres, and Lot 2 approximately 4.75 acres. Lot 1 has existing structures built. All lots will be single family residential and will comply with the uses and conditional uses in the Flathead County R2.5 zoning designation. The lots will have

maximum building foot print sizes of 1500sq ft and 27' heights for main structure, and 1000 sq ft and 27' height for secondary structures. (Owner)

B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There is no commercial development proposed.(Owner)

k. Parks and Recreation Facilities:

i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Using Flathead County Parkland cash or land donation formula under "4.7.24 Parkland Dedication e iii. 5% of the combined gross area of the land proposed to be subdivided into parcels larger than one acre and not larger than three acres". There is approximately 19 gross acres that will be developed into Lot 1 at 15 acres, and Lot 2 at 4 acres. Both of the lots are greater than three acres and thus no park land dedication is required.

